

Program Planning Template

2014 – 2017 Programs

GY 4 – 6; EY 7 - 9

Program Applicable for: Ameren _____ ComEd _____ DCEO x _____
Nicor _____ People's Gas/North Shore Gas _____

Program Name	Energy Savers Multifamily EEPs Program EY-7
Objective	Expand the existing Energy Savers multifamily program statewide to include both the ComEd and Ameren IL service territories as well as the Peoples, North Shore, Ameren IL and Nicor gas territories.
Target Market	This program is targeted to owners and managers of low-income multifamily apartment buildings in eligible utility territories. This proposal is an expansion of the current Energy Savers Program that has served over 13,000 multifamily units in Northern Illinois since 2008. Additional service territories will include Ameren IL Gas and Electric during the next three year plan.
Program Duration	June 1, 2014 through May 31, 2017
Program Description	<p>Energy Savers is designed as a one stop shop, comprehensive efficiency program. It is an existing turn-key program for building owners, and hundreds of customers have been able to have access to one point of contact that assists in implementing energy efficiency measures.</p> <p>DCEO wishes to expand this low income multifamily program in order to serve additional low income households and to preserve high-quality, affordable rental housing throughout Illinois.</p> <p>The program offers the following services:</p> <ul style="list-style-type: none">• Energy Assessment: The assessment includes analysis of utility bills and a comprehensive site visit including a visual and diagnostic inspection of the building envelope, public areas, representative living spaces and the mechanical systems, including HVAC, hot water and lighting equipment. The written report details cost and payback of each line item of a package of specific efficiency improvements.• Financial Guidance The program provides financial guidance and offers access to a 3% fixed-rate, seven-year term loan through Community Investment Corporation (CIC), in an 8-county area around Chicago. IHDA may act as a financial partner outside of that area. In addition a certain amount of residential retrofit funds will be available to directly pay for the full or partial cost of certain measures.• Construction Support and Oversight Owners are provided turn-key construction management and quality assurance inspections including sending out bid proposals, reviewing bids, and assisting in implementing the recommended improvements by scheduling and monitoring.• Monitoring, Education and Continuing Engagement Support for building owners extends beyond the installation of energy efficiency measures and training to building staff and ongoing analysis of utility bills are provided to ensure long-term savings.
Eligible Customers	This program is available to property owners and managers of low income multifamily apartment buildings in the People's, North Shore, Nicor, Ameren IL Electric, Ameren IL Gas and ComEd Customers. Rental amounts must be affordable to people at or less than 80% AMI.

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Eligible Measures	<p>The following electric and gas saving measures are eligible for this program:</p> <table><tr><th>Measure</th></tr><tr><td>Energy Star Refrigerator</td></tr><tr><td>Energy Star Room Air Conditioner</td></tr><tr><td>Central Air Conditioning >14.5 SEER</td></tr><tr><td>Programmable Thermostats</td></tr><tr><td>High Efficiency Bathroom Exhaust Fans</td></tr><tr><td>Air Sealing</td></tr><tr><td>Wall Insulation</td></tr><tr><td>Roof Cavity / Attic Insulation</td></tr><tr><td>Energy Star Compact Fluorescent Lamps</td></tr><tr><td>High Efficiency Furnace</td></tr><tr><td>Boiler Replacement</td></tr><tr><td>Steam System Balancing</td></tr><tr><td>Hot Water Pipe Insulation</td></tr><tr><td>Domestic Hot Water Pipe Insulation</td></tr><tr><td>Low Flow Showerheads</td></tr><tr><td>Low Flow Aerators</td></tr></table>	Measure	Energy Star Refrigerator	Energy Star Room Air Conditioner	Central Air Conditioning >14.5 SEER	Programmable Thermostats	High Efficiency Bathroom Exhaust Fans	Air Sealing	Wall Insulation	Roof Cavity / Attic Insulation	Energy Star Compact Fluorescent Lamps	High Efficiency Furnace	Boiler Replacement	Steam System Balancing	Hot Water Pipe Insulation	Domestic Hot Water Pipe Insulation	Low Flow Showerheads	Low Flow Aerators
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Implementation Strategy	<p>Energy Savers Program delivery, efficiency measure implementation and installation will be managed by CNT Energy on behalf of the customer:</p> <ul style="list-style-type: none">• This program is an expansion of an existing effort to serve low income multifamily housing to include more electric saving measures and reach a greater geography that includes the Ameren as well as Comed Service territories.• CNT will work to update marketing and outreach activities to include new geographies and coordinate with other utility programs to ensure that customers are being served in an efficient manner.• Customers may access an online or paper application in English and Spanish. In addition, a call center is functioning that will answer customer questions and handle inbound and outbound calls.• Customer and Contractor/Trade ally surveys will be conducted to measure trade ally satisfaction and identify potential program and process improvements.• Technical Assistance: CNT Energy will provide technical assistance to program customers. This will include building assessments, modeling and payback analysis, and turn- key financing and construction management services• Project verification: CNT verifies performance, although DCEO or its evaluator may selectively perform site verification of the installations as well.																	

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Marketing Strategy	<p>This program will be marketed using partnerships with building owners, real estate professionals and property managers. CNT Energy with the Multifamily team will use strategic communication channels to inform building owners about the program and recruit new participants. DCEO and CNT Energy will work with key institutions and associations that are engaged with local and state-wide property owners. Outreach channels will include community events, word of mouth referrals, advertisements, social media and outreach to existing networks. Furthermore, successes of the program will be featured in the form of newsletters, case studies, testimonials, events and presentations to further marketing efforts and grow the program.</p>
Incentive Levels	<p>Participating multi-family building owners and managers will benefit directly from the free energy assessments (audits), financial guidance, construction support, and continuing monitoring and engagement from Energy Savers. They will also benefit from any low interest financing they are able to secure.</p> <p>The owner will also be eligible for residential retrofit funds, as available, to pay for the entire cost of certain measures and partial costs of others. Eligible measures and maximum incentives are the same as in the Residential Retrofit Program, although building owners are expected to pay part of the costs, unlike the Residential Retrofit program, where 100% of measures costs are covered.</p> <p>DCEO reserves the right to modify the incentive levels as needed in accordance with current market developments, technology developments, EM&V results, and program implementation experience.</p>
Milestones	<ul style="list-style-type: none"> February 2014: EEPs and Commission Approval March – May 2014: Final program design, guidelines developed and approved June 2014: Program launched

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Estimated Budget	Budget Information Total Program (Gas + Electric)				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$999,942	\$1,000,793	\$1,000,793	\$3,001,528
	Portfolio Admin	\$222,209	\$222,398	\$222,398	\$667,006
	Incentives	\$999,942	\$1,000,793	\$1,000,793	\$3,001,528
	Total	\$2,222,094	\$2,223,984	\$2,223,984	\$6,670,062
	Electric Budget Information Total Program				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$708,849	\$708,849	\$708,849	\$2,126,547
	Portfolio Admin	\$157,522	\$157,522	\$157,522	\$472,566
	Incentives	\$708,849	\$708,849	\$708,849	\$2,126,547
	Total	\$1,575,220	\$1,575,220	\$1,575,220	\$4,725,659
	ComEd (72.2%)				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$512,014	\$512,014	\$512,014	\$1,536,042
	Portfolio Admin	\$113,781	\$113,781	\$113,781	\$341,343
	Incentives	\$512,014	\$512,014	\$512,014	\$1,536,042
	Total	\$1,137,809	\$1,137,809	\$1,137,809	\$3,413,427
	Ameren (27.8%)				
	Budget Category	Year 1	Year 2	Year 3	Total
Program Implementation	\$196,835	\$196,835	\$196,835	\$590,505	
Portfolio Admin	\$43,741	\$43,741	\$43,741	\$131,223	
Incentives	\$196,835	\$196,835	\$196,835	\$590,505	
Total	\$437,411	\$437,411	\$437,411	\$1,312,233	

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Estimated Budget (cont.)	Gas Budget Information Total Program				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$291,093	\$291,944	\$291,944	\$874,981
	Portfolio Admin	\$64,687	\$64,876	\$64,876	\$194,440
	Incentives	\$291,093	\$291,944	\$291,944	\$874,981
	Total	\$646,874	\$648,764	\$648,764	\$1,944,402
	Ameren (25.2%)				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$73,043	\$73,894	\$73,894	\$220,830
	Portfolio Admin	\$16,232	\$16,421	\$16,421	\$49,073
	Incentives	\$73,043	\$73,894	\$73,894	\$220,830
	Total	\$162,318	\$164,208	\$164,208	\$490,734
	NICOR (32.1%)				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$93,565	\$93,565	\$93,565	\$280,696
	Portfolio Admin	\$20,792	\$20,792	\$20,792	\$62,377
	Incentives	\$93,565	\$93,565	\$93,565	\$280,696
	Total	\$207,923	\$207,923	\$207,923	\$623,769
	People's Gas (39.4%)				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$114,878	\$114,878	\$114,878	\$344,633
	Portfolio Admin	\$25,528	\$25,528	\$25,528	\$76,585
	Incentives	\$114,878	\$114,878	\$114,878	\$344,633
	Total	\$255,284	\$255,284	\$255,284	\$765,851
	North Shore (3.3%)				
	Budget Category	Year 1	Year 2	Year 3	Total
	Program Implementation	\$9,607	\$9,607	\$9,607	\$28,822
Portfolio Admin	\$2,135	\$2,135	\$2,135	\$6,405	
Incentives	\$9,607	\$9,607	\$9,607	\$28,822	
Total	\$21,349	\$21,349	\$21,349	\$64,048	

Program Name	Energy Savers Multifamily EEPs Program EY-7								
Savings Targets		Year 1		Year 2		Year 3		Total	
		MWh	MW	MWh	MW	MWh	MW	MWh	MW
	Ameren (27.8%)	213	0.02	213	0.02	213	0.02	638	0.07
	ComEd (72.2%)	466	0.14	466	0.14	466	0.14	1,399	0.41
	Total Gross Electric Savings	679	0.16	679	0.16	679	0.16	2,037	0.48
	Total Net Electric Savings (90% NTG)	543	0.13	543	0.13	543	0.13	1,630	0.39
		Year 1	Year 2	Year 3	Total				
		Therms	Therms	Therms	Therms				
	Ameren (25.2%)	68,074	68,074	68,074	204,221				
	Nicor (32.1%)	116,527	116,527	116,527	349,581				
	Peoples (39.4%)	143,070	143,070	143,070	429,209				
	North Shore (3.3%)	11,965	11,965	11,965	35,895				
	Total Gross Gas Savings	339,635	339,635	339,635	1,018,905				
	Total Net Gas Savings (90% NTG)	305,672	305,672	305,672	917,015				
Other Program Metrics		Statewide							
	TRC	1.18							
	TRC w/NEBs	1.29							